



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt Resolution Accepting Improvements in Legacy Estates Unit 2, Tract No. 3382, and Amending Traffic Resolution 97-148 by Approving the Installation of a Multi-way Stop Control at the Intersection of Mills Avenue and Wyndham Way

**MEETING DATE:** May 17, 2006

**PREPARED BY:** Public Works Director

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**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting the development improvements for Legacy Estates Unit 2, Tract No. 3382, and amending Traffic Resolution 97-148 by approving the installation of a multi-way stop control at the intersection of Mills Avenue and Wyndham Way.

**BACKGROUND INFORMATION:** Improvements in Legacy Estates Unit 2, Tract No. 3382 have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and FCB Building Partners II, L. P., as approved by the City Council on September 1, 2004, and as shown on Drawings No. 004D0012-01 through 004D0012-33.

The subdivision is located north of Harney Lane, west of Mills Avenue and east of the Legacy Estates Unit 1 subdivision, as shown on Exhibit A. The development consists of 140 single-family residential lots.

With this development, Wyndham Way west of Mills Avenue was constructed with direct access to Larson Elementary School. The Mills Avenue and Wyndham Way intersection has been studied based on requests for multi-way stop signs and improved pedestrian crossing given its proximity to Larson Elementary School. Since the Mills Avenue south of Century Boulevard construction, we have received fifteen requests for some type of traffic control between Century Boulevard and Ham Lane. All the requests expressed concerns about speeding. In reviewing collisions, traffic volumes, and speeds, the intersection does not meet State guidelines for multi-way stop signs. Approximately 3,900 vehicles per day travel on Mills Avenue as compared to 800 vehicles per day on Wyndham Way approaching Mills Avenue. From 2003 through present, there has been one reported collision at this intersection involving a solo-vehicle hitting a fire hydrant and home due to medical problems. The most recent radar survey indicates 85<sup>th</sup> percentile speeds ranging from 37 to 40 miles per hour (mph). The posted speed limit is 30 mph.

Along Mills Avenue, from Harney Lane to Century Boulevard, there are no traffic control devices such as stop signs or marked pedestrian crosswalks. Although the area is not fully developed, since Wyndham Way is on a direct route to Larson Elementary School from Mills Avenue, this intersection is a good candidate to channelize pedestrians living east of Mills Avenue to the school. Given the length of Mills Avenue, a multi-way stop at this location as part of overall neighborhood traffic management is reasonable. The Police Chief concurs with this recommendation. With Council's approval of the multi-way stop control, marked pedestrian crosswalks will also be installed at the intersection. The

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APPROVED: \_\_\_\_\_

Blair King, City Manager

attached Exhibit B shows the traffic volumes and the proposed layouts for the signs and crosswalks at the Mills Avenue and Wyndham Way intersection.

The landscape and irrigation improvements installed by this project along Harney Lane (12,125 square feet) are public and will be maintained by the City.

The streets to be accepted are as follows:

Streets	Length in Miles
Bishop Way	0.11
Goehring Drive	0.15
Harney Lane*	0.00
Heavenly Way*	0.00
Henderson Way	0.07
Hoff Lane	0.05
Holt Drive	0.11
Ivory Lane	0.14
Katnich Lane	0.14
Legacy Way*	0.00
Mills Avenue*	0.00
Wyndham Way	0.19
<b>Total New Miles of City Streets</b>	<b>0.96</b>

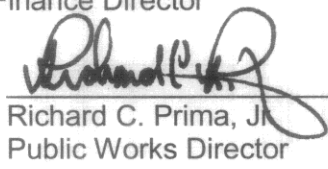
- The street dedications for Harney Lane, Heavenly Way, Legacy Way, and Mills Avenue widen existing streets. These four street dedications did not add additional miles to the City's street system.

**FISCAL IMPACT:** Per Item 18, "Repair or Reconstruction of Defective Work", of the improvement agreement, the developer's warranty period will begin on the date of Council acceptance. There will be a slight increase in long-term maintenance costs for this subdivision. Also, Street Maintenance funds will be used to install a multi-way stop at the intersection of Mills Avenue and Wyndham Way at an approximate cost of \$1,000. The estimated annual landscape maintenance is \$27,000 and is funded by the Lodi Consolidated Landscape Maintenance District No. 2003-1.

**FUNDING:**

IMF – Water Facilities	(182450; MWSI023)	\$5,500
Street Maintenance		\$1,000

  
\_\_\_\_\_  
Ruby Paine, Interim Finance Director

  
\_\_\_\_\_  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer  
RCP/WKF/pmf  
Attachments

cc: City Attorney  
Senior Civil Engineer - Development Services  
Senior Traffic Engineer  
Street Superintendent  
Senior Engineering Technician  
Building Official



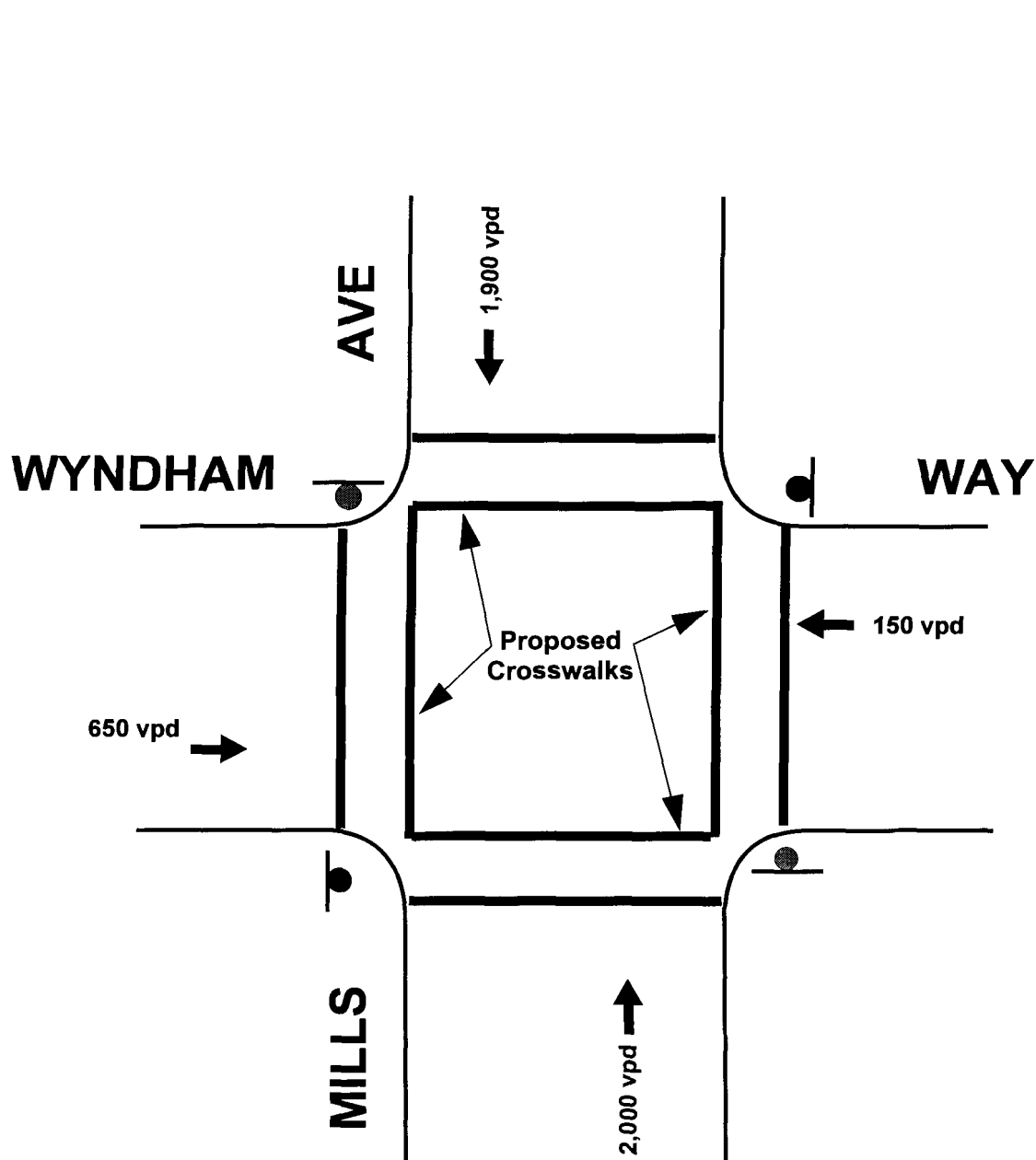


**CITY OF LODI**

Public Works Department

**MILLS AT WYNDHAM**

**Intersection Control**



**LEGEND**

● - EXISTING STOP SIGN

● - PROPOSED STOP SIGN

650 vph - EXISTING DAILY TRAFFIC VOLUME

RESOLUTION NO. 2006-92

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING DEVELOPMENT IMPROVEMENTS INCLUDED  
IN THE IMPROVEMENT AGREEMENT FOR LEGACY ESTATES,  
UNIT 2, TRACT NO. 3382; AND FURTHER AMENDING TRAFFIC  
RESOLUTION NO. 97-148 BY APPROVING THE INSTALLATION  
OF A MULTI-WAY STOP CONTROL AT THE INTERSECTION OF  
MILLS AVENUE AND WYNDHAM WAY

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and FCB Building Partners II, L.P., for Legacy Estates Unit 2, Tract No. 3382, have been substantially complied with. The improvements are shown on Drawing Nos. 004D0012-01 through 004D0012-33, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on September 1, 2004; and

2. The streets to be accepted are as follows:

Streets	Length in Miles
Bishop Way	0.11
Goehring Drive	0.15
Harney Lane*	0.00
Heavenly Way*	0.00
Henderson Way	0.07
Hoff Lane	0.05
Holt Drive	0.11
Ivory Lane	0.14
Katnich Lane	0.14
Legacy Way*	0.00
Mills Avenue*	0.00
Wyndham Way	0.19
<b>Total New Miles of City Streets</b>	<b>0.96</b>

\*The street dedications for Harney Lane, Heavenly Way, Legacy Way, and Mills Avenue widen existing streets. These four street dedications did not add additional miles to the City's street system.

3. That Traffic Resolution No. 97-148 is hereby amended by approving the installation of a multi-way stop control at the intersection of Mills Avenue and Wyndham Way, as shown on Exhibit A attached.

Dated: May 17, 2006

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I hereby certify that Resolution No. 2006-92 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 17, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, and Mounce

NOES: COUNCIL MEMBERS – Mayor Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

# Exhibit A

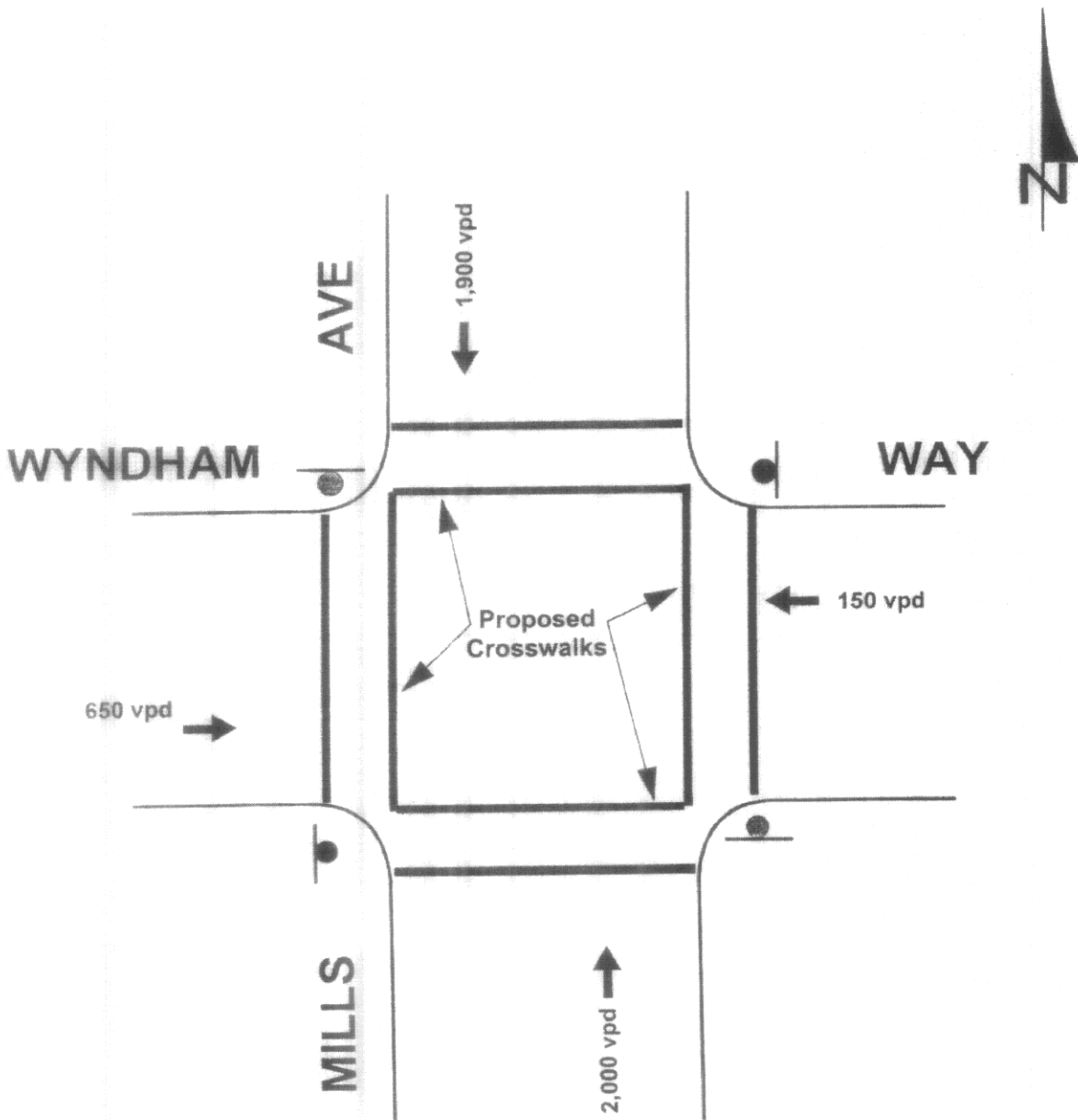


## CITY OF LODI

Public Works Department

### MILLS AT WYNDHAM

#### Intersection Control



### LEGEND

- - EXISTING STOP SIGN
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CITY COUNCIL

SUSAN HITCHCOCK, Mayor  
BOB JOHNSON,  
Mayor Pro Tempore  
JOHN BECKMAN  
LARRY D. HANSEN  
JOANNE MOUNCE

CITY OF LODI



PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
TELEPHONE (209) 333-6706 / FAX (209) 333-6710  
EMAIL pwdept@lodi.gov  
<http://www.lodi.gov>

BLAIR KING,  
City Manager

SUSAN J. BLACKSTON,  
City Clerk

D. STEPHEN SCHWABAUER,  
City Attorney

RICHARD C. PRIMA, JR.,  
Public Works Director

May 18, 2006

FCB Building Partners II, L.P.  
Attn: Thomas P. Doucette  
3247 W. March Lane, Suite 220  
Stockton, CA 95219

SUBJECT: Legacy Estates Unit 2, Tract No. 3382

The City Council of the City of Lodi, at its meeting on May 17, 2006, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

A handwritten signature in dark ink, appearing to read "F. Wally Sandelin".

F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst  
Developers Surety and Indemnity Company

CITY COUNCIL

SUSAN HITCHCOCK, Mayor  
BOB JOHNSON,  
Mayor Pro Tempore  
JOHN BECKMAN  
LARRY D. HANSEN  
JOANNE MOUNCE

CITY OF LODI



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BLAIR KING,  
City Manager

SUSAN J. BLACKSTON,  
City Clerk

D. STEPHEN SCHWABAUER,  
City Attorney

RICHARD C. PRIMA, JR.,  
Public Works Director

May 18, 2006

Developers Surety and Indemnity Company  
Larry Lee, Attorney-in-Fact  
Truex Insurance Agency  
2291 W. March Lane, Ste. A100  
Stockton, CA 95207

SUBJECT: Legacy Estates Unit 2, Tract No. 3382

The City Council of the City of Lodi, at its meeting on May 17, 2006, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect until August 15, 2006, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

F. Wally Sandelin  
City Engineer

FWS/RA/pmf

Enclosures

cc: FCB Building Partners II, L.P.  
City Clerk  
Management Analyst